



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 8, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Sheila Lodge, *Vice Chair*
John P. Campanella
Jay D. Higgins
Mike Jordan
Deborah L. Schwartz
Addison Thompson

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:03 p.m. and asked for a moment of silence in recognition of lives lost in the Thousand Oaks Shooting.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Sheila Lodge, Commissioners John P. Campanella, Deborah L. Schwartz, and Addison Thompson

Absent: Jay D. Higgins, and Mike Jordan

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Rebecca Bjork, Public Works Director
Allison De Busk, Senior Project Planner
Lori Luhnnow, Chief of Police
Barbara Shelton, Project Planner
Krystal M. Vaughn, Senior Commission Secretary

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

Ms. De Busk announced that Item III, 11 Anacapa Street, has been postponed indefinitely at applicant's request

- B. Announcements and appeals:

No announcements.

C. Comments from members of the public pertaining to items not on this agenda:

Mike Gorgita, addressed the Planning Commission and expressed concern regarding a project that came before the Architectural Board of Review (ABR) and expressed that his concerns are not being addressed or heard. Mr. Gorgita also addressed parking concerns.

Anna Marie Gott, discussed a project at 101 S Canada Street which came before the Architectural Board of Review and explained that the notice that went out to residents was inadequate and did not state the number of bedrooms, bathrooms, or parking spaces proposed. Ms. Gott asked that the Commission consider directing the Staff Hearing Officer to redirect the project back to the ABR so that the ABR could fully reconsider the compatibility findings and the reduction of bedrooms and bathrooms proposed so as to avoid an appeal.

Commissioner Campanella requested that the assertion that only decreasing the number of units would not be allowed under State Law, and not the other ways to reduce the overall floor area of the building under ABR design guidelines, be brought to a lunch meeting for further discussion..

III. **NEW ITEM**

APPLICATION OF ED DE VICENTE, ARCHITECT FOR HANNAH BEACHSIDE, LLC, PROPERTY OWNER, 11 ANACAPA STREET, APN 033-112-010, OC/SD-3 (OCEAN-ORIENTED COMMERCIAL / COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN ORIENTED COMMERCIAL (MST2017-00009)

The proposed project involves the renovation and adaptive re-use of an existing 11,201 net square foot multi-tenant nonresidential building. Specific improvements include, but are not limited to: converting 2,500 net square feet on the ground floor to a restaurant use with outdoor patio; converting 1,291 net square feet on the ground floor to a retail use; demolishing 1,310 net square feet of second floor/mezzanine area as well as other unpermitted second floor area; accessibility upgrades; a new transformer; a new trash enclosure; repaving the parking lot and landscape improvements.

The discretionary application required for this project is a Coastal Development Permit (CDP2018-00019) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities.

Item postponed indefinitely at the applicant's request.

IV. DISCUSSION ITEM

ACTUAL TIME: 1:21 P.M.

UPDATE ON NEW POLICE STATION.

Presentation on the site selection status for the new Police Station. Increases in community population and police staff, along with technological advances, created a need to replace the current building, built in 1959 and located at 215 E. Figueroa Street, with one that is accessible, modern, and large enough to meet the department's needs. The goal is to bring all police operations together for more efficient public service and a welcoming, community-centric facility.

Brad Hess, Principal Project Manager, gave the Staff presentation. Sarah Isa, Senior Planner; Brian Cernal, Architect; and Sussane Ellege, Principal Planner; were available to answer questions.

Public comment opened at 2:32 p.m.

The following people spoke in support:

1. Thomas Stansberry, commended staff on a good presentation; Mr. Stansberry, explained that he is a farmer, participates in farmers markets, and knows the people will follow the market. Mr. Stansberry further explained that the Louise Lowry Davis Center location is not financially or economically smart choice for the new police station and the Cota Street Commuter Lot would be the better choice.

The following people spoke in opposition or with concerns:

1. Anna Marie Gott, explained that the Santa Barbara Municipal Golf Course should be considered for the new police station because the number of golfers is declining, the most popular golf game is not an 18-hole game but rather a 9-hole game. Also, the lots being proposed may fit your needs now but leave no room for growth whereas the golf course property would provide plenty of room for today's needs as well as any expansion needs in the future. Edward Bailey ceded his time to Ms. Gott.
2. Sharron Adams, discussed why the Louise Lowry Davis Center location is not a viable location for the new police station and explained a police station would be incompatible with the neighborhood. Spencer Adams Park, located at the Louise Lowry Davis Center is a valuable location for recreation, 7 days a week, and used by youth and seniors alike. Ms. Adams also pointed out that measure C funds are also to be used to protect parks, youth, and senior programs, all of which the Louise Lowry Davis Center provides.
3. Karin Hughes, explained that the Louise Lowry Davis Center location is not a viable location for the new station since those who regularly utilize the lawn bowling facilities also support local businesses on State Street. Ms. Hughes also, read a plaque dedication that currently sits on the Louise Lowry Davis Center property expressing that the land was dedicated to the citizens of Santa Barbara for recreation purposes and stripping this use from the property by turning it into the City's Police Headquarters would reflect poorly on the City.

4. Janet Napier explained placing the police station at the Louise Lowry Davis Center will impose a negative living situation for the residential community, bringing in unnecessary noise and removing valuable open space, grass, trees, flowers, mountain views, Special Olympics, bocce practice, and the lawn bowl club. Also, Ms. Napier explained that she is extremely saddened that the city has pitted two groups of Santa Barbara residents against each other; those who live or play at the Louise Lowry Davis Center and those who work or shop at the local farmers market.
5. Correspondence from Rebecca Hardin was received and acknowledged by the Commission.

Public comment closed at 2:48 p.m.

Commissioner comments:

All Commissioners agree:

- A new state of the art police station is needed for the city and the Louise Lowry Davis Center location has too many complications to be considered a viable site.
- Out of what is being presented today, the Cota Street Commuter Lot is a more viable location.

Most Commissioners agree that the downtown area is the preferred location for the new Police Station.

Commissioner Campanella:

- City Lot #11, on Anacapa Street, could be a viable location to relocate the farmers market. This location would also provide direct access to State Street and other pop-up location which may help in the revitalization of lower State Street.
- Preserving the parking at the Cota Street Commuter Lot would be desirable however, there is a potential to enhance the Louise Lowry Davis Center parking lot and study the options of turn it into paid parking in the evening and becoming commuter parking during the day.

Commissioner Schwartz:

- There has been some public expression that It may be well received to focus less on providing a new facility in the City's Downtown District and consider placing the new police headquarters outside of the City's Downtown for more well balanced attention to the entire City.
- A longer list of viable city owned and potential privately owned properties to consider would have been appreciated.
- In addition to architectural, environmental, and cultural analysis, which has been provided in the staff report, societal assessments and impacts should be included in the analysis and evaluation of the project.
- The Louise Lowry Davis Center location comes with many complications, considerations, and community uses and needs along with the need to provide a vote of the people, which poses far too many issues to consider it as a viable site.
- The Cota Street Commuter Lot is a host to the City's Saturday farmers Market and is a viable piece of the community communally and economically; so it should be thought out carefully and analyzed fully before making a decision to move it. It will be important to be creative if and when moving the farmers market to ensure its success.

- Staff should try to move away from Louise Lowry Davis Center consideration and look to the Cota Street Commuter Lot and redouble efforts to minimize the impact of moving the farmers market with a commitment of sustainability and success.

Commissioner Lodge:

- There is no question about the need for a new police station, as it has been a need since the 1980's
- Agrees with Commissioner Schwartz comments about staying away from the Louise Lowry Davis Center location.

Commissioner Thompson:

- Commended staff for an excellent presentation
- Agrees with the comment made about the about the Cota Street Commuter Lot versus the Louise Lowry Davis Center location. The need for a public vote when selecting the Louise Lowry Davis Center location poses an unknown variable that cannot be controlled and has the potential to pose a significant impact on scheduling and cost of the project.
- Agrees with Commissioner Campanella comments regarding City Lot #11 and leads to the point of the Cota Street Commuter being the most viable choice.
- The "Time, Cost, and Function" slide presented today by staff brings back the memory of a phrase used in the aerospace business "*Faster, Better, Cheaper*" and the response is "*Pick any two.*"

Chair Wiscomb

- Agrees that the Louise Lowry Davis Center site is fraught with many challenges; specifically since the land was dedicated to the city as park land it should remain as park land.
- The Cota Street Commuter Lot is a more viable location.
- Considering the use of the Louise Lowry Davis Center parking lot or City Lot 11 as an alternative for the farmers market are good ideas
- Agrees with Commissioner Schwartz that societal assessments and impacts should be included in the analysis and evaluation of the project
- Although the Cota Street Commuter Lot is the favorable option for the new police station it is not without its challenges and the main challenge will be finding a suitable location for the farmers market.
- This project is very important and the function, cost, and time analysis is vital.
- From a time aspect, the Louise Lowry Davis Center site is unrealistic and a very big unknown
- Agrees that the downtown area is the preferred location for the new Police Station

V. ADMINISTRATIVE AGENDA**ACTUAL TIME: 3:18 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

No report.

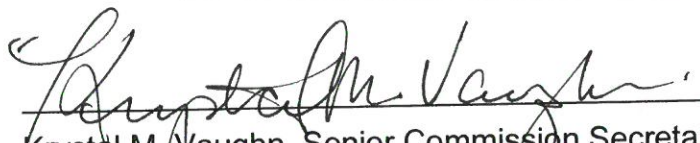
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Architectural Board of Review meeting of November 5, 2018.
- b. Commissioner Schwartz reported on the upcoming Seal Level Rise Adaptation Subcommittee meeting of December 6, 2018.
- c. Commissioner Schwartz reported on the Santa Barbara Executive Round Table Forum meeting of November 8, 2018.
- d. Commissioner Campanella reported on the Architectural Board of Review meeting of November 5, 2018 and requested that staff report, which was presented by staff to the Board, for the project at 711 N Milpas be forwarded to the Commission for their review.
- e. Chair Wiscomb reported on the Downtown Parking Committee meeting of November 8, 2018.

VI. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 3:29 p.m.

Submitted by,



Krystal M. Vaughn, Senior Commission Secretary